

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
April 20, 2020
5:00 P.M.**

ROLL CALL

APPROVAL OF THE MINUTES

1. February 17, 2020

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

2, 3

CONSENT - ITEMS FOR DEFERRAL

20

CONSENT - ITEMS FOR APPROVAL

None

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

- 2. PA-4-20 2630-2730 UND Harding Boulevard (Deferred from March 16 by the Planning Director)** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the south side of Harding Boulevard and west of Interstate 110 on Lot A, First Filing, Section 2 of Southern Heights Subdivision. Section 50, T6S, R1W, GLD, EBRP, LA (Council District 2-Banks) [Application](#) **Related to ISPUD-1-20**
Withdrawn by the applicant on March 30, 2020
- 3. ISPUD-1-20 Harding Boulevard (Deferred from March 16 by the Planning Director)** Proposed medium density residential development, on property located on the south side of Harding Boulevard and west of Interstate 110 on Lot A, First Filing, Section 2 of Southern Heights Subdivision. Section 50, T6S, R1W, GLD, EBRP, LA (Council District 2-Banks) [Application](#) **Related to PA-4-20**
Withdrawn by the applicant on March 30, 2020
- 4. PA-5-20 2070 South Acadian Thruway (Moved from March 16)** To amend the Comprehensive Land Use Plan from Institutional to Office on property located on the west side of South Acadian Thruway and north of Interstate 10, on Lots 5-A, 5-B, 5-C and 5-D of Hundred Oaks Park. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) **Related to Case 8-20**
- 5. Case 8-20 2070 South Acadian Thruway (Moved from March 16)** To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on property located on the west side of S Acadian Thruway, north of the Interstate 10, on Lots 5-A, 5-B, 5-C and 5-D, Hundred Oaks Park Subdivision. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) **Related to PA-5-20**
- 6. PA-6-20 9509 Jefferson Highway** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located on the north side of Jefferson Highway, to the west of Bluebonnet Boulevard, on Lot A of the Porter Tract. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#) **Related to Case 15-20**
- 7. Case 15-20 9509 Jefferson Highway** To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on property located on the north side of Jefferson Highway, to the west of Bluebonnet Boulevard, on Lot A of the Porter Tract. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#) **Related to PA-6-20**
- 8. PA-7-20 225 and 235 Staring Lane** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Office on property located on the west side of Staring Lane, south of Menlo Drive, on Lots 67 and 68, Laurel Lee Subdivision. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#) **Related to Case 21-20**

9. **Case 21-20 225 and 235 Staring Lane** To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on property located on the west side of Staring Lane, south of Menlo Drive, on Lots 67 and 68, Laurel Lee Subdivision. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#)
Related to PA-7-20
10. **PA-8-20 LA 30 @ Bluebonnet Boulevard** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Mixed Use on property located south of Bluebonnet Boulevard, east of Nicholson Drive, on Lot UND of the Gianelloni L.L Tract, Tract B, and a portion of Tract A of the Burtville Plantation Property. Sections 45, and 52, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe)
Related to PUD-1-20 [Application](#)
11. **PUD-1-20 Harveston District Concept Plan** To rezone from Rural to Planned Unit Development (PUD) on property located south of Bluebonnet Boulevard, east of Nicholson Drive, on Lot UND of the Gianelloni L.L Tract, Tract B, and a portion of Tract A of the Burtville Plantation Property. Sections 45, and 52, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)
Related to PA-8-20
12. **TA-1-20 Chapter 4, Site Plans and Plats (Moved from March 16)** Proposed amendment that relocates and updates language relative to utility requirements in subdivisions currently in Chapter 14, Utilities, to Chapter 4, Site Plans and Plats.
13. **TA-2-20 Chapter 14, Utilities (Moved from March 16)** Proposed amendment that reorganizes and updates the provisions of Chapter 14, deleting language being moved to Chapter 3, Processes, 4, Site Plans and Plats, and 19, Definitions.
14. **TA-3-20 Chapter 19, Definitions (Moved from March 16)** Proposed amendment that relocates definitions currently in Chapter 14, Utilities, to Chapter 19, Definitions.
15. **Case 9-20 16044 Tiger Bend Road** To rezone from Rural to General Office Low Rise (GOL) on property located on the southeast corner of Tiger Bend Road and Antioch Road, on a portion of Lot 48-B-1 of Woodlawn Terrace Subdivision. Section 61, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
16. **Case 11-20 13200-13300 UND Airline Highway (Moved from March 16)** To rezone from Planned Unit Development (PUD) to Heavy Commercial (HC1) on property located on the east side of Airline Highway, south of Stumberg Lane, on Tract X-1-D-2, Eola McCall Anderson Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson)

17. **Case 12-20 2678 Government Street (Moved from March 16)** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bar and Lounges)(C-AB-2) on property located on the south side of Government Street, west of South Eugene Street, on a portion of Lots 1 and 2, Block 8 or 337 of McGrath Heights Subdivision. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 7-Cole)
18. **Case 13-20 4198 and 4228 Pasadena Drive** To rezone from Heavy Commercial (HC1) and Light Commercial (C1) to Neighborhood Commercial (NC) on property located on the east side of Pasadena Drive, south of Greenwell Springs Road, on Lot Y-1-A, Gladney Tract. Section 66, T6S, R1E, GLD, EBRP, LA (Council District 6-Collins-Lewis) [Application](#)
19. **Case 14-20 1774 North Flannery Road** To rezone from Rural to Heavy Commercial (HC1) on property located on the east side of North Flannery Road, north of Florida Boulevard, on Lot 2 of the J.D. Sharp Subdivision. Section 5, T7S, R2E, GLD, EBRP, LA (Council District 4-Wilson) [Application](#)
20. **Case 16-20 12200 – 12300 UND Parkknoll Avenue** To rezone from Rural to Zero Lot Line Residential (A2.6) on property located at the street end of Parkknoll Avenue, to the west of Parkhill Court, on Lot 8 of Stokes Place Subdivision. Section 58, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
Deferred to May 18 by the Planning Director
21. **Case 18-20 3851 thru 3879, and 3900-4000 Tuscarora Street; and 3860 thru 3888, and 3889 Baton Rouge Avenue** To rezone from Transition (B1) and Heavy Commercial (HC1) to Limited Residential (A3.1) on property located on Baton Rouge Avenue and Tuscarora Street, to the south side of Mohican Street, on Lots A, B, C, D, 1 thru 5, 20, and 24, Block 205 of Suburb Istrouma Subdivision. Section 44, T6S, R1E, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)
22. **Case 20-20 4351 Rhoda Drive** To rezone from General Residential (A4) to Light Commercial (LC1) on property located on the west side of Kolin Drive, south of Cherry Hill Avenue and north of Alco Avenue, on Lots 65 thru 69, 85, and 86, 1st Filing of Southpark Subdivision. Section 76, T7S, R1E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
23. **PUD-4-08 Woman's Hospital Addition (Moved from March 16)** Revising boundaries to an existing PUD, on property located on the east side of Airline Highway (Hwy 61) and east of Pecue Lane. Section 32, T7S, and Sections 5, and 49, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson)
24. **ISPUD-2-20 River House Lofts (Moved from March 16)** To rezone from Heavy Commercial (C2) to Infill/Mixed Use Small Planned Unit Development (ISPUD), on property located south of Oklahoma Street and west of Nicholson Drive, on Lot RH-1-C-1 of the Magnolia Plantation property. Section 51, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

25. **ISPUD-3-20** **Satinwood Grove** To rezone from Single Family Residential (A2) to Infill/Mixed Use Small Planned Unit Development (ISPUD) on property located on the west side of Satinwood Drive, north of Merrydale Avenue, and east of Airline Highway, on Lot 29 of the Merrydale Subdivision and a portion of a 1.98 unidentified lot. Section 51, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green) [Application](#)
26. **HL-1-20** **963 Terrace Avenue** Proposed designation of Local Historic Landmark on property located on the north side of Terrace Avenue, to the east side of Thomas H. Delphit Drive, on Lot 9, Block 35 of the Suburb Swart Subdivision. (Council District 10-Wicker) [Application](#)
27. **RV-3-20** **Bourgeois Street and West Airline Service Road (Moved from March 16)** Revocation of a 40 foot right-of-way and a portion of a highway frontage road, located north of Mason Avenue and east of Casper Street (Council District 5-Green)
28. **SNC-1-20** **Henry Adams Road to Burrow Road (Moved from March 16)** A proposed street name change for Henry Adams Road, located southeast of the intersection of Highland Road and Delgado Drive (Council District 12-Racca)

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

29. **PUD-2-00** **Andy's Frozen Custard, Burbank University Final Development Plan** Proposed restaurant with drive thru, located north of West Lee Drive and west of Jane Lane on Tract A-2 of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12-Racca) [Application](#)
30. **CUP-2-20** **Parkview Baptist (Moved from March 16)** Proposed expansion of existing building on property located east of Airline Highway and north of Jefferson Highway, on Tract S-1. Section 58, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso)
31. **S-14-19** **Foster Creek (Deferred from December 16 by Councilmember Welch and from January 21, 2020, for 60 days to March 16 by the Planning Commission and from March 16 by the Planning Director)** Proposed major low density single family residential subdivision located north of Port Hudson-Plains Road and east of Samuels Road, on the F. Stevenson and B. Stevenson Tracts. Section 65, T4S, R1W, GLD, EBRP, LA (Council District 1-Welch) [Application](#)
32. **S-15-19** **Arbordale (formerly Highland Bayou) (Deferred from January 21 by the Planning Director and from February 17 by Councilmember Freiberg and Moved from March 16)** Proposed major low density single family residential subdivision located south of Highland Road and west of Bluebonnet Boulevard, on Lots 2, 3, and 4 of the Highland Estates Subdivision (Council District 12- Racca)

33. **S-1-20** **Hyacinth Townhomes (Moved from March 16)** Proposed medium density townhouse residential subdivision located south of Hyacinth Avenue and west of Arcadia Drive, on Tract A-1-A, and Lots 1-A thru 16-A of the Hyacinth Townhomes Subdivision (Council District 12-Racca)
34. **SS-1-20** **Capital Heights (Flag Lot Subdivision) (Moved from March 16)** Proposed flag lot subdivision located east of Wiltz Drive and south of Government Street, on Lots 6 and 7 of the Capital Heights Subdivision, Block 8 (Council District 7-Cole)
35. **SS-3-20** **Joseph Shelvin Tract (Flag Lot Subdivision)** Proposed flag lot subdivision located south of North Oak Hills Parkway, and east of Shady Lake Parkway, on Tracts B-1-C-1-A and B-1-C-1-B of the Joseph Shelvin Tract (Council District 3-Loupe) [Application](#)
36. **Request by Councilmember Banks to initiate downzoning of Industrial property located at 2829 Lt. General Ben Davis Jr. Avenue. (Moved from March 16)**
37. **Creation of a working group to discuss the process for selecting a permanent Planning Director. This item may be discussed in executive session. (Moved from March 16)**

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN